



CITY OF DETROIT
PLANNING AND DEVELOPMENT DEPARTMENT

(145)

COLEMAN A. YOUNG MUNICIPAL CENTER
2 WOODWARD AVENUE SUITE 808
DETROIT, MICHIGAN 48226
(313) 224-1339 • TTY: 711
(313) 224-1310
WWW.DETROITMI.GOV

August 29, 2016

Detroit City Council
1340 Coleman A. Young Municipal Center
Detroit, MI. 48226

RE: Request for Public Hearing regarding the Approval for an Industrial Facilities Exemption Certificate on behalf of Cedar Investments, LLC (c/o Logistics Insight Corp.), in the general area of 6836 Georgia, (fka 7100 Georgia), Detroit, Michigan, in accordance with Public Act 198 of 1974. (Petition No. 884)

Honorable City Council:

Representatives of the Planning and Development and Finance Departments have reviewed the above referenced petition of the following entity which requests City approval for an Industrial Facilities Exemption Certificate.

Based on discussions with company representatives and examination of the submitted application, we are convinced this company meets the criteria for tax relief as set forth by Public Act 198 of 1974 as amended.

COMPANY:	Cedar Investments, LLC (c/o Logistics Insight Corp.)		
ADDRESS:	6836 Georgia (fka 7100 Georgia) Detroit, Michigan 48234		
LOCATED IN:	Industrial Development District		
TYPE OF BUSINESS:	Manufacturing		
INVESTMENT AMOUNT:	Real Property:	\$	20,439,555.00
	Personal Property:	\$	1,170,194.00
	Total:	\$	21,609,749.00
EMPLOYMENT:	New hires:		150

We request that a Public Hearing be held for the purpose of considering City approval of an Industrial Facilities Exemption Certificate.

Respectfully submitted,

John Saad
Manager – Development Division
Planning & Development Department

JS/db

cc: A. Sabree, Mayor's Office
M. Cox, PDD
A. Jemison, HRD
D. Bolton, HRD



BY COUNCILMEMBER _____

WHEREAS, pursuant to Act No. 198 of the Public Acts of 1974, as amended ("1974"), this City Council has the authority to establish "Industrial Development Districts" and "Plant Rehabilitation Districts" within the boundaries of the City of Detroit,

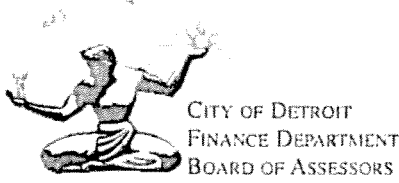
WHEREAS, **Lear Corporation** has petitioned this City Council for the approval of an Industrial Facilities Exemption Certificate based upon said "districts" in the area of **6836 Georgia (fka 7100 Georgia)**, in the City of Detroit;

WHEREAS, Act 198 requires that prior to the approval of an Industrial Facilities Exemption Certificate, City Council shall provide an opportunity for a hearing on the approval of the Industrial Facilities Exemption Certificate at which, any representative of a taxing authority levying *ad valorem* taxes, or any resident or taxpayer of the City of Detroit may appear and be heard on the matter;

NOW THEREFORE BE IT

RESOLVED, that on the ____ day of _____, 2016, @ ____ a.m., in the City Council Committee Room, 13th floor, Coleman A. Young Municipal Center, a Public Hearing be held on the approval of an Industrial Facilities Exemption Certificate on the property referred to above and more fully described in the application attached hereto; and be it finally,

RESOLVED, that the City Clerk will provide notice of the Public Hearing to the general public by publication, and shall give written notice by certified mail to the taxing authorities and to the owners of all real property within the proposed Development District.



COLEMAN A. YOUNG MUNICIPAL CENTER
2 WOODWARD AVE., SUITE 824
DETROIT, MICHIGAN 48226
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August 22, 2016

Maurice Cox, Director
Planning & Development Department
CAYMC
2 Woodward Ave, Suite 808
Detroit, MI 48226

Re: Industrial Facilities Exemption Certificate Request
Cedar Investments LLC (c/o Logistics Insight Corporation)
See attached parcel list

Dear Mr. Cox

The Office of the Chief Financial Officer, Assessments Division, has reviewed the request for an Industrial Facilities Exemption certificate for the area generally bound by Georgia to the north, Miller to the south, Sherwood to the east, and St. Cyril to the west.

The rationale for creating Industrial Facilities Exemptions under PA 198 of 1974, as amended, is based upon the anticipation that granting the exemption is a benefit to the city and that expansion, retention, or location of an eligible business will not occur without this exemption. PA 198 of 1974, as amended, also provides a tax incentive to manufacturers in order to enable renovation and expansion of aging facilities, building of new facilities, and to promote establishment of high tech facilities.

The project as proposed by Cedar Investments LLC would allow for the construction of a new storage and distribution warehouse facility. The estimated total cost of the project is \$21,609,749 (\$20,439,555 for real property and \$1,170,194 for personal property) and is expected to create 150 new jobs.

A field investigation indicated that the proposed project located in the area as described above is eligible as outlined under PA 198 of 1974, as amended.

Sincerely,

Lisa A. Hobart, MMAO
Chief Assessor, Board of Assessors
mmp

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OVERALL PARCEL LEGAL DESCRIPTION

Part of the Southeast 1/4 of Section 21, Town 1 South, Range 12 East, City of Detroit (said Southeast 1/4 Section formerly a part of Hamtramck Township), Wayne County, Michigan:

All of Lots 66 through 95, Lots 96 through 215, inclusive, and all that part of Concord Road (50 feet wide right-of-way), Helen Road (50 feet wide right-of-way), Carrie Road (50 feet wide right-of-way), Winfield Road (50 feet wide right-of-way), adjacent to the same and all that part of public alley (16 feet wide) adjacent to said Lots 66 through 95, Lots 96 through 125, Lots 126 through 155, Lots 156 through 185 and Lots 186 through 215, all being part of Wagner's Field Avenue Subdivision, as recorded in Liber 311 of Plats, Page 255, Wayne County Records; ALSO all of Lots 21 through 204, inclusive and all that part of said Concord Road, Helen Road, Carrie Road and Winfield Road adjacent to the same and all that part of public alley (16 feet wide) adjacent to said Lots 21 through 61, Lots 62 through 102, Lots 103 through 143, Lots 144 through 184 and Lots 185 through 204, all being part of Bessenger & Moore's Field Ave. Subdivision, as recorded in Liber 31 of Plats, Page 62, Wayne County Records; ALSO all of Lots 1 through 12, inclusive, and all that part of public alley (16 feet wide) adjacent to said Lots 1 through 12, all being part of Mt. Vernon Park Subdivision, as recorded in Liber 34 of Plats, Page 16, Wayne County Records; ALSO all of Lots 1 through 14, inclusive and all that part of public alley (16 feet wide) adjacent to said Lots 1 through 14, all being part of Piscopink's Field Ave. Subdivision, as recorded in Liber 36 of Plats, Page 62, Wayne County Records, all of the above being more particularly described as:

Beginning at the Southwest corner of said Lot 38 of Bessenger & Moore's Field Ave. Subdivision, said point lying on North line of Miller Road (66 feet wide right-of-way) and being distant N.88°40'07"W. along the South line of Southeast 1/4 of said Section 21, 2502.00 feet and N.00°09'02"E., 34.42 feet from the Southeast corner of said Section 21 and also S.88°40'07"E. along the South line of Southeast 1/4 of said Section 21, 158.62 feet and N.00°09'02"E., 34.42 feet from the South 1/4 corner of said Section 21; thence N.00°09'02"E. along East line of Sherwood Road (50 feet wide right-of-way), 1082.73 feet to the Northwest corner of Lot 80 of Wagner's Field Avenue Subdivision and South line of Georgia Road (60 feet wide right-of-way); thence S.89°08'57"E., along said South line of Georgia Road, 1142.92 feet to the Northwest corner of Lot 201 of said Wagner's Field Avenue Subdivision; thence S.71°08'22"E. on a diagonal across said Lot 201 and South line of Georgia Road, 108.01 feet to the Southeast corner of Lot 201 and point on West line of St. Cyril Road (60 feet wide right-of-way); thence three (3) courses along West line of St. Cyril Road: (1) S.03°47'55"E., 139.07 feet to a point of deflection, and (2) S.05°39'43"E., 280.93 feet to the Southeast corner of Lot 215 of said Wagner's Field Avenue Subdivision and a point of deflection, and (3) S.11°44'58"E., 648.00 feet to the Southeast corner of Lot 6 of said Piscopink's Field Ave. Subdivision, said point also lying on the North line of Miller Road; thence N.89°06'51"W. along said North line of Miller Road, 1416.91 feet to the point of beginning.

Containing 1,403,331 square feet or 32.216 acres.

Last Revision: August 19, 2015

CITY OF DETROIT
HUMAN RIGHTS DEPARTMENT

Decision Regarding Employment Clearance for Tax Abatement

May 27, 2016

Tax Abatement Type: Public Act 198 New ☒ Renewal ☐
Requesting Agency: Planning & Development Department
Real Estate/Development Division
Fax: 313-628-2054
Parcel/Facility Address: 6836 Georgia St., Detroit 48211
Applicant/Recipient: Logistic Insight Corporation
Contact: Rochelle Collins
313-399-7615

The above Applicant/Recipient has provided the Human Rights Department required information in accordance with specific current and future employment data and commitments as part of a tax abatement agreement with the City of Detroit.

Therefore my signature below grants **Conditional Approval** of the above tax abatement application/renewal based upon annual reports to and appraisals by this agency of the recipient's employment measures projected and achieved for the duration of the abatement.

Tashawna Parker

5/27/16

Tashawna Parker
Human Rights Department

Date

JUN 01 2016



REQUEST FOR INCOME TAX CLEARANCE

REQUESTING DEPARTMENT DIVISION

Housing + Rehabilitation (Suite 900)

E-MAIL ADDRESS

detroit@detrixtax.com

CONTACT NAME

Derek Belton

PHONE

313 224-4171

FAX

313 224-1310

Type of Clearance:

☒ New☐ Renewal (Please submit 30 days prior to submitting bid or expiration date)

A.

For:

City of Detroit

Income Tax Division

Coleman A. Young Municipal Center

2 Woodward Avenue, Ste. 1220

Detroit, MI 48226

Phone: (313) 224-3328 or 224-3329

Fax: (313) 224-1741 or 224-4584

David Cuttenden

dcuttenden@detrixtax.com

For:

Individual

and/or

Company Name

Logistics Freight Corporation

Address

6836 Georgia

City

Detroit

State

MI

Zip Code

48234

Telephone

313 467-1718

Fax

586 819-0289

E-mail Address

rpatti@lawrencecorporation.com

B. Name of Chief Financial Officer/Authorized Contact Person
(include address if different from above)

Ronald Patti

Telephone # 313 467-1718

Fax # 586-819-0289

Employer Identification or Social Security Number

47-384-3405

Spouse Social Security Number

Nature of Contract

383059210 RPE

BID CONTRACT AMOUNT (if known):

Labor: \$

Material: \$

Contract # (if known)

C. ALL QUESTIONS MUST BE ANSWERED TO EXPEDITE APPROVAL PROCESS. ANY QUESTION NOT ANSWERED MAY RESULT IN A DENIAL OF INCOME TAX CLEARANCE.

Check One:

☐ Individual☒ Corporation☐ Partnership☐ Estate & Trust

INDIVIDUALS ANSWER QUESTIONS 1,2,3,4

1. Have you filed joint returns with spouse during the last seven (7) years? (if yes, include spouse SSN above) ☐ Yes ☐ No
2. Are you a student, and/or claimed as a dependent on someone else's tax return? ☐ Yes ☐ No
3. Were you employed in the City of Detroit during the last seven (7) years? ☐ Yes ☐ No
4. Were you a resident of Detroit during the last seven (7) years? ☐ Yes ☐ No

CORPORATIONS AND PARTNERSHIPS ANSWER QUESTIONS 5,6,7

5. Is the company a new business in Detroit? If yes, attach Employer Registration Form DSS-10 ☐ Yes ☒ No
6. Will the company have employees working in Detroit? ☒ Yes ☐ No
7. Will the company use sub-contractors or independent contractors in Detroit? ☒ Yes ☐ No

D.

FOR INCOME TAX USE ONLY

Has the contractor complied with the provisions of the City Income Tax Ordinance?

☒ Yes☐ No

Signature

Valerie Wagner

Date

1-23-16

Expires

1-23-2017

☐ Yes☐ No

Signature

Date

Expires

☐ Yes☐ No

Signature

Date

Expires

VISIT OUR WEBSITE FOR INFORMATION AND TAX FORMS AT: www.detroitmi.gov

15009498-515

0836 CI OKGIA

DRAWN 9/14/2015 BY: DVO

VAC SHERWOOD ST

N 0° 5' 2" E 1082.72'

GEORGIA ST

S 71° 08' 22" E 108.01'

S 89° 5' 9" E 1172.91'

LAND
33.22ac

N 89° 6' 50" W 1441.91'

MILLER ST

S 11° 44' 57" E 648.01'

ST. CYRIL ST

S 05° 10' 42" E 280.84'

S 03° 47' 54" E 139.06'



City of Detroit
OFFICE OF THE CITY CLERK

Janice M. Winfrey
City Clerk

William A. Hudson
Deputy City Clerk

July 14, 2016

To: Maurice Cox, Director
Planning and Development Department
Coleman A. Young Municipal Center
2 Woodward Ave. Suite 908
Detroit, MI. 48226

Re: Cedar Investments LLC (c/o Logistics Insight Corp)

Please find attached Application for Industrial Facilities Tax Exemption Certificate for Cedar Investments. **(RELATED TO PETITION #884)**

Respectfully submitted,

Andre Gilbert II, Jr. Asst. City Council Clerk
Office of the City Clerk

Application for Industrial Facilities Tax Exemption Certificate

Issued under authority of Public Act 198 of 1974, as amended. Filing is mandatory.

INSTRUCTIONS: File the original and two copies of this form and the required attachments (three complete sets) with the clerk of the local government unit. The State Tax Commission (STC) requires two complete sets (one original and one copy). One copy is retained by the clerk. If you have any questions regarding the completion of this form, call (517) 373-3302.

To be completed by Clerk of Local Government Unit	
Signature of Clerk	Date Received by Local Unit
STC Use Only	
Application Number	Date Received by STC

APPLICANT INFORMATION

All boxes must be completed.

1a. Company Name (Applicant must be the occupant/operator of the facility) Cedar Investments LLC (c/o Logistics Insight Corp)		1b. Standard Industrial Classification (SIC) Code - Sec. 2(10) (4 or 6 Digit Code) 531100	
1c. Facility Address (City, State, ZIP Code) (real and/or personal property location) 6836 Georgia Detroit, MI 48234 (fka 7100 Georgia)		1d. City/Township/Village (indicate which) City	1e. County Wayne
2. Type of Approval Requested <input checked="" type="checkbox"/> New (Sec. 2(5)) <input type="checkbox"/> Transfer <input type="checkbox"/> Speculative Building (Sec. 3(8)) <input type="checkbox"/> Rehabilitation (Sec. 3(6)) <input type="checkbox"/> Research and Development (Sec. 2(10)) <input type="checkbox"/> Increase/Amendment		3a. School District where facility is located Detroit	3b. School Code 82010
		4. Amount of years requested for exemption (1-12 Years) 12 Years	

5. Per section 5, the application shall contain or be accompanied by a general description of the facility and a general description of the proposed use of the facility, the general nature and extent of the restoration, replacement, or construction to be undertaken, a descriptive list of the equipment that will be part of the facility. Attach additional page(s) if more room is needed.

See attachment A

6a. Cost of land and building improvements (excluding cost of land) * Attach list of improvements and associated costs. * Also attach a copy of building permit if project has already begun.	▶ 20,439,555 Real Property Costs
6b. Cost of machinery, equipment, furniture and fixtures * Attach itemized listing with month, day and year of beginning of installation, plus total	▶ 1,170,194 (inc softw) Personal Property Costs
6c. Total Project Costs * Round Costs to Nearest Dollar	▶ 21,609,749 Total of Real & Personal Costs

7. Indicate the time schedule for start and finish of construction and equipment installation. Projects must be completed within a two year period of the effective date of the certificate unless otherwise approved by the STC.

	Begin Date (M/D/Y)	End Date (M/D/Y)	
Real Property Improvements ▶	6/19/15	3/31/16	▶ <input checked="" type="checkbox"/> Owned <input type="checkbox"/> Leased
Personal Property Improvements ▶	1/1/16	12/31/16	▶ <input checked="" type="checkbox"/> Owned <input type="checkbox"/> Leased

8. Are State Education Taxes reduced or abated by the Michigan Economic Development Corporation (MEDC)? If yes, applicant must attach a signed MEDC Letter of Commitment to receive this exemption. ☐ Yes ☒ No

9. No. of existing jobs at this facility that will be retained as a result of this project: **this is a brand new development in the I-94 ind park**
 10. No. of new jobs at this facility expected to create within 2 years of completion: **up to 150 new jobs**

11. Rehabilitation applications only. Complete a, b and c of this section. You must attach the assessor's statement of SEV for the entire plant rehabilitation district and obsolescence statement for property. The Taxable Value (TV) data below must be as of December 31 of the year prior to the rehabilitation.

a. TV of Real Property (excluding land)	N/A
b. TV of Personal Property (excluding inventory)	N/A
c. Total TV	N/A

12a. Check the type of District the facility is located in: <input checked="" type="checkbox"/> Industrial Development District <input type="checkbox"/> Plant Rehabilitation District	
12b. Date district was established by local government unit (contact local unit)	12c. Is this application for a speculative building (Sec. 3(8))? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

APPLICANT CERTIFICATION - complete all boxes.

The undersigned, authorized officer of the company making this application certifies that, to the best of his/her knowledge, no information contained herein or in the attachments hereto is false in any way and that all are truly descriptive of the industrial property for which this application is being submitted.

It is further certified that the undersigned is familiar with the provisions of P.A. 198 of 1974, as amended, being Sections 207.551 to 207.572, inclusive, of the Michigan Compiled Laws; and to the best of his/her knowledge and belief, (s)he has complied or will be able to comply with all of the requirements thereof which are prerequisite to the approval of the application by the local unit of government and the issuance of an Industrial Facilities Exemption Certificate by the State Tax Commission.

13a. Preparer Name Dorian Diggs-Taylor	13b. Telephone Number (313) 461-2778	13c. Fax Number (313) 347-9741	13d. E-mail Address dorian@thediggsgroup.co
14a. Name of Contact Person Ronald J. Patti	14b. Telephone Number (586) 467-1718	14c. Fax Number (586) 819-0289	14d. E-mail Address rpatti@crownterprisesin.
▶ 15a. Name of Company Officer (No Authorized Agents) Mark Dadabbo			
15b. Signature of Company Officer (No Authorized Agents) Mark Dadabbo		15c. Fax Number N/A	15d. Date
▶ 15e. Mailing Address (Street, City, State, ZIP Code) 12225 Stephens Road Warren, MI 48089		15f. Telephone Number (586) 467-1718	15g. E-mail Address mdadabbo@cherokeeinsu

LOCAL GOVERNMENT ACTION & CERTIFICATION - complete all boxes.

This section must be completed by the clerk of the local governing unit before submitting application to the State Tax Commission. Check items on file at the Local Unit and those included with the submittal.

▶ 16. Action taken by local government unit <input type="checkbox"/> Abatement Approved for _____ Yrs Real (1-12); _____ Yrs Pers (1-12) After Completion <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Denied (Include Resolution Denying)		16b. The State Tax Commission Requires the following documents be filed for an administratively complete application: Check or Indicate N/A if Not Applicable <input type="checkbox"/> 1. Original Application plus attachments, and one complete copy <input type="checkbox"/> 2. Resolution establishing district <input type="checkbox"/> 3. Resolution approving/denying application. <input type="checkbox"/> 4. Letter of Agreement (Signed by local unit and applicant) <input type="checkbox"/> 5. Affidavit of Fees (Signed by local unit and applicant) <input type="checkbox"/> 6. Building Permit for real improvements if project has already begun <input type="checkbox"/> 7. Equipment List with dates of beginning of installation <input type="checkbox"/> 8. Form 3222 (if applicable) <input type="checkbox"/> 9. Speculative building resolution and affidavits (if applicable)
16a. Documents Required to be on file with the Local Unit Check or Indicate N/A if Not Applicable <input type="checkbox"/> 1. Notice to the public prior to hearing establishing a district. <input type="checkbox"/> 2. Notice to taxing authorities of opportunity for a hearing. <input type="checkbox"/> 3. List of taxing authorities notified for district and application action. <input type="checkbox"/> 4. Lease Agreement showing applicants tax liability.		
16c. LUCI Code		16d. School Code
17. Name of Local Government Body		▶ 18. Date of Resolution Approving/Denying this Application

Attached hereto is an original application and all documents listed in 16b. I also certify that all documents listed in 16a are on file at the local unit for inspection at any time, and that any leases show sufficient tax liability.

19a. Signature of Clerk	19b. Name of Clerk	19c. E-mail Address
19d. Clerk's Mailing Address (Street, City, State, ZIP Code)		
19e. Telephone Number	19f. Fax Number	

State Tax Commission Rule Number 57: Complete applications approved by the local unit and received by the State Tax Commission by October 31 each year will be acted upon by December 31. Applications received after October 31 may be acted upon in the following year.

Local Unit: Mail one original and one copy of the completed application and all required attachments to:

**Michigan Department of Treasury
State Tax Commission
PO Box 30471
Lansing, MI 48909**

(For guaranteed receipt by the STC, it is recommended that applications are sent by certified mail.)

STC USE ONLY

▶ LUCI Code	▶ Begin Date Real	▶ Begin Date Personal	▶ End Date Real	▶ End Date Personal
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TRUE COPY CERTIFICATE

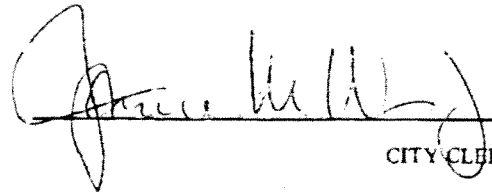
STATE OF MICHIGAN }
City of Detroit } ss

CITY CLERK'S OFFICE, DETROIT

I, Janice M. Winfrey, City Clerk of the City of Detroit, in said State, do hereby certify
that the annexed paper is a TRUE COPY OF RESOLUTION
adopted (passed) by the City Council at session of May 19, 20 15
and approved by Mayor May 27, 20 15
as appears from the Journal of said City Council in the office of the City Clerk of Detroit, aforesaid; that I have compared the same with the
original, and the same is a correct transcript therefrom, and of the whole of such original.

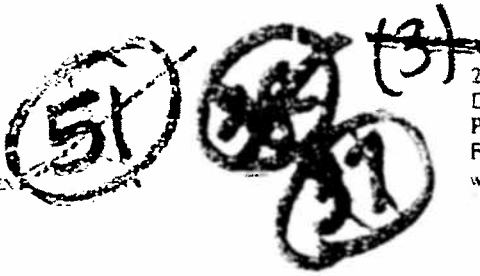
In Witness Whereof, I have hereunto set my hand and affixed the corporate seal of said City, at

Detroit, this 16th day of July A.D. 20 15


CITY CLERK



City of Detroit
PLANNING AND DEVELOPMENT DEPARTMENT



2300 CADILLAC TOWER
DETROIT, MICHIGAN 48226
PHONE 313-224-6380
FAX 313-224-1629
WWW.DETROITMI.GOV

May 7, 2015

2015 MAY 11 7:10-39

DETROIT
CITY CLERK

Detroit City Council
1340 Coleman A. Young Municipal Center
Detroit, MI 48226

RE: I-94 Industrial Project Area - Omitted Parcels

Honorable City Council

The City of Detroit Planning & Development Department ("P&DD") has received a request from the Economic Development Corporation of the City of Detroit ("EDC") for the conveyance by the City of Detroit (the "City") of certain specified parcels located within the EDC's I-94 Project Plan Area, together with all of the City's right, title, and interest to all public alleys heretofore or hereinafter vacated adjoining the aforementioned parcels (collectively, the "Omitted Parcels").

On August 4, 1999, your Honorable Body approved the EDC's Project Plan for the I-94 Industrial Park (the "Original Project Plan"). Since the approval of the Original Project Plan, this Honorable Body has approved two amended project plans, the most recent of which is the Second Amended and Restated Project Plan for I-94 Industrial Park, approved in July, 2009 (the "Project Plan").

The Project Plan contemplates that the City would acquire all properties depicted on Exhibit A-1 (the "Acquisition Parcels"), and subsequently transfer the Acquisition Parcels to the EDC for a nominal value. Thereafter, the EDC would cause the redevelopment of such properties through third party developers selected by the EDC, and any land sale proceeds would be used by the EDC for Project Plan costs. Although this Honorable Body previously authorized the transfer of certain of the Acquisition Parcels to the EDC pursuant to resolutions of the Detroit City Council dated January 9, 2002 and September 19, 2003 (the "Original Land Transfer Resolution"), when the Project Plan was approved in 2009, it does not appear that approvals were sought from this Honorable Body to transfer the Acquisition Parcels that were not included in the Original Land Transfer Resolution. Such Omitted Parcels are depicted on Exhibit B-1.

ENTERED MAY 11 2015

*Approved/Not a binding
Resolution (10)*



Detroit City Council
RE: I-94 Industrial Project Area Omitted Parcels
May 7, 2015
Page 2

We, therefore, request that your Honorable Body approve the attached resolution and authorize the Director of the Planning & Development Department to execute a Land Transfer Agreement, together with one or more Quit Claim Deeds to the Omitted Parcels and such other documents as may be necessary or convenient to effectuate the transfer of the Omitted Parcels by the City to the EDC, for the amount of one dollar (\$1.00), in order for the EDC to carry out the intents and purposes of the Project Plan.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Arthur Jernison".

Arthur Jernison
Mayor's Designee, Pursuant to EM Order No. 38, ¶13

Attachments

cc: A. Sabree, Mayor's Office



BY COUNCIL MEMBER

Leland

WHEREAS, on August 4, 1999, the Detroit City Council approved the Economic Development Corporation of the City of Detroit's (the "EDC") Project Plan for the I-94 Industrial Park (the "Original Project Plan"); and

WHEREAS, since the approval of the Original Project Plan, the Detroit City Council has approved two amended project plans, the most recent of which is the Second Amended and Restated Project Plan for I-94 Industrial Park, approved by the Detroit City Council in July, 2009 (the "Project Plan"); and

WHEREAS, the project area for the Project Plan is that area in the City of Detroit (the "City") generally bounded by Mt. Elliot and Winfield on the west, St. Cyril and Van Dyke on the east, Miller on the south, and Huber and Grinnell on the north, all as depicted on Exhibit A-1 hereto (the "Project Area"); and

WHEREAS, the Project Plan contemplates that the City would acquire all properties depicted on Exhibit A-2 (the "Acquisition Parcels") and subsequently transfer the Acquisition Parcels to the EDC for nominal value, and the EDC would cause the redevelopment of such properties through third party developers selected by the EDC, with land sale proceeds to be used by the EDC for Project Plan costs; and

WHEREAS, pursuant to resolutions of the Detroit City Council dated January 9, 2002 and September 19, 2003 (the "Original Land Transfer Resolution"), the Detroit City Council previously authorized the transfer of certain of the Acquisition Parcels to the EDC; and

WHEREAS, the EDC has discovered that the Acquisition Parcels depicted on Exhibit B-1 and legally described on Exhibit B-2 (the "Omitted Parcels") were not included in the Original Land Transfer Resolution; and

WHEREAS, the description of the Omitted Parcels on Exhibit B-2 also includes a parcel previously dedicated to the City for public alley purposes which will, if and when vacated, revert back to a lot when platted; and

WHEREAS, the EDC seeks conveyance of the Omitted Parcels to the EDC in order to implement the intents and purposes of the Project Plan; and

WHEREAS, the City's Planning & Development Department ("P&DD") has jurisdictional control over the Omitted Parcels; and



WHEREAS, P&DD has investigated current and potential uses of the Omitted Parcels, has determined such parcels are not currently used by the City and are not essential to the City, and consistent with Section 14-8-4 of the City Code, recommends to the Detroit City Council that each of the Omitted Parcels be declared "surplus real property"; and

WHEREAS, the Detroit City Council has determined that the transfer of the Omitted Parcels, together with the all of the City's right, title, and interest to all public alleys heretofore or hereinafter vacated adjoining the Omitted Parcels, to the EDC for \$1.00 pursuant to a land transfer agreement, (i) is consistent with the objectives set forth in the Project Plan, (ii) is in the best interests of the City, and (iii) will serve a valid public purpose by eliminating blight, attracting and providing for gainful employment opportunities for the citizens of the City of Detroit and advancing economic prosperity of the City and its citizens by attracting new or retaining commercial enterprises and residents in the City, all of which will enhance the tax base of the City.

NOW THEREFORE, BE IT RESOLVED, that the Omitted Parcels are hereby declared to be surplus real property; and be it further

RESOLVED, that the Omitted Parcels, more particularly described in the attached Exhibit B-2, may be transferred and conveyed to the EDC for the sum of one dollar (\$1.00) for redevelopment as contemplated by the Project Plan; and be it further

RESOLVED, that the Director of the Planning & Development Department is hereby authorized to execute and deliver to the EDC a land transfer agreement and to execute and deliver such Quit Claim Deeds and other instruments, as may be necessary or convenient to carry out the intents and purposes hereof; and be it further

RESOLVED, that such land transfer agreement will be considered confirmed when executed by the Director of the Planning & Development Department and approved by the Corporation Counsel as to form; and be it finally

RESOLVED, that the Director of the Planning & Development Department is authorized to execute any required instruments to make and incorporate technical amendments to said land transfer agreement (including but not limited to corrections of legal descriptions or the timing of the tender of possession of particular parcels), in the event that changes are required due to unforeseen circumstances, technical matters that may arise or to correct minor inaccuracies, provided that such changes do not materially alter the substance or terms of said land transfer agreement.

Cedar Investments, LLC

October 29, 2015

Detroit City Council
Coleman A. Young Municipal Center
2 Woodward Avenue Suite 1340
Detroit, Michigan 48226

RE: Amendment to Petition Number #723- Request for the Establishment of an Industrial Development District (PA 198) at 7100 Georgia Detroit, Michigan 48234

Honorable City Council:

We are hereby requesting the name change of Petition#723 (Crown Enterprises) be corrected to reflect the name of: Cedar Investments, LLC.

Please accept this letter as our official request.

Respectfully Submitted,



Ronald J. Patti
Crown Enterprises, Inc.

Attachment A: Letter Dated June 1, 2015, (Application)
Attachment B: Commitment Letter from lending Institution
Attachment C: Pamela Moore, Letter

Cc: K. Bridges, DEGC
D. Bolton, PDD
K. Miller, Assesor's Office



CITY OF DETROIT
PLANNING AND DEVELOPMENT DEPARTMENT

(146)

COLEMAN A. YOUNG MUNICIPAL CENTER
2 WOODWARD AVE., SUITE 808
DETROIT, MICHIGAN 48226
PHONE 313•224•1339
WWW.DETROITMI.GOV

August 24, 2016

Detroit City Council
Coleman A. Young Municipal Center
2 Woodward Avenue, Suite 1340
Detroit, Michigan 48226

CITY CLERK 2016 AUG 31 PM 2:15

RE: Petition No. 1244: Detroit Collaborative Design Center (DCDC), a non-profit architecture and urban design firm located at the University of Detroit Mercy-School of Architecture, requests to encroach into the public right-of-way in order to construct a public art installation on the median of Livernois Ave. between W. Outer Drive and Cambridge Ave.

Honorable City Council,

At the request of your Honorable Body, the Planning and Development Department (P&DD) is hereby responding to the above referenced petition.

The Planning and Development Department has reviewed the petition and determined that the Department of Public Works-City Engineering Division has jurisdiction over the encroachment of public right-of-ways. City Engineering is the entity required by the City Charter to evaluate the feasibility of Petition No. 1244. The Planning and Development Department, therefore, will defer action on this petition to City Engineering. City Engineering will contact and coordinate the various utility and City agencies' responses, which include a response from the Planning and Development Department. City Engineering will prepare the final recommendation report to City Council.

If additional information is required from our department regarding this matter, please contact Ms. Helen Sharpley of my staff at (313) 224-1700.

Respectfully submitted,

Maurice Cox
Director,
Planning and Development Department

GM:hs

Cc: A. Sabree, Mayor's Office
R. Brundidge, DPW-City Engineering Division
G. Moots, P&DD
H. Sharpley, P&DD
V. Upshaw, H&RD-Director's Office

City of Detroit
OFFICE OF THE CITY CLERK

Janice M. Winfrey
City Clerk

Vivian A. Hudson
Deputy City Clerk

DEPARTMENTAL REFERENCE COMMUNICATION

Tuesday, August 16, 2016

To: The Department or Commission Listed Below

From: Janice M. Winfrey, Detroit City Clerk

The following petition is herewith referred to you for report and recommendation to the City Council.

In accordance with that body's directive, kindly return the same with your report in duplicate within four (4) weeks.

DPW - CITY ENGINEERING DIVISION PLANNING AND DEVELOPMENT DEPARTMENT

1244 *Detroit Collaborative Design Center, request for an encroachment into the right of way in order to construct a public art installation on the median of Livernois Avenue.*



CITY CLERK 2016 AUG 10 PM4:19
The Honorable City Council
Office of the City Clerk
200 Coleman A. Young Municipal Center
Detroit, MI 48226

To the Honorable City Council,

The Detroit Collaborative Design Center (DCDC), a non-profit architecture and urban design firm located at the University of Detroit Mercy School of Architecture, requests a petition for an encroachment into the right of way in order to construct a public art installation on the median of Livernois Avenue. The DCDC has partnered with Detroit Fiber Works, a locally-owned art shop on 19359 Livernois Avenue in Northwest Detroit, to design and build the installation.

The installation will be built on the median located at 19376-19384 Livernois, between Outer Drive and Cambridge Avenue. It is scheduled to be installed by September 22, 2016.

The installation will consist of fiber art that will be hung on a metal frame that is composed of a post and lintel structure. Please see the attached plan and section drawing for more details. The fiber art that is being hung on the fence has been made through several weeks of fiber art workshops with a variety of community stakeholders. The installation will reflect the creative, diverse local culture, be a beacon for the neighborhood, and provide educational pieces to show the viewer how the fiber art was made.

If there are additional questions, please direct them to:

Dan Pitera, Executive Director: piteradw@udmercy.edu

or

Christina Heximer, Associative Director: heximech@udmercy.edu

4001 W. McNichols Rd

Detroit, MI 48221

Sincerely,

Dan Pitera, FAIA, ACD

Executive Director: Detroit Collaborative Design Center

University of Detroit Mercy School of Architecture



CITY OF DETROIT
PLANNING AND DEVELOPMENT DEPARTMENT

(147)

COLEMAN A. YOUNG MUNICIPAL CENTER
2 WOODWARD AVE., SUITE 808
DETROIT, MICHIGAN 48226
PHONE 313•224•1339
WWW.DETROITMI.GOV

August 24, 2016

Detroit City Council
Coleman A. Young Municipal Center
2 Woodward Avenue, Suite 1340
Detroit, Michigan 48226

STICW 18 908 9702 X837C 1110

RE: Petition No. 1247: The City of Detroit General Services Department (GSD) on behalf of the Chandler Park Conservancy, requests to encroach onto Detroit Water and Sewerage Department (DWSD) 6 inch water line in order to construct a sidewalk and ornamental garden. The 6 inch water line and sidewalk are located within the area bounded by Frankfort, E. Warren, Gray St. and Dickerson. This request is being made in anticipation of the need for GSD to make repairs if the water line is broken during construction.

Honorable City Council,

At the request of your Honorable Body, the Planning and Development Department (P&DD) is hereby responding to the above referenced petition.

The Planning and Development Department has reviewed the petition and determined that the Department of Public Works-City Engineering Division has jurisdiction over the encroachment of public right-of-ways. City Engineering is the entity required by the City Charter to evaluate the feasibility of Petition No. 1247. The Planning and Development Department, therefore, will defer action on this petition to City Engineering. City Engineering will contact and coordinate the various utility and City agencies' responses, which include a response from the Planning and Development Department. City Engineering will prepare the final recommendation report to City Council.

If additional information is required from our department regarding this matter, please contact Ms. Helen Sharpley of my staff at (313) 224-1700.

Respectfully submitted,

Maurice Cox
Director,
Planning and Development Department

GM:hs

Cc: A. Sabree, Mayor's Office
R. Brundidge, DPW-City Engineering Division
G. Moots, P&DD
H. Sharpley, P&DD
V. Upshaw, H&RD-Director's Office

City of Detroit

OFFICE OF THE CITY CLERK

Janice M. Winfrey
City Clerk

Vivian A. Hudson
Deputy City Clerk

DEPARTMENTAL REFERENCE COMMUNICATION

Tuesday, August 16, 2016

To: The Department or Commission Listed Below

From: Janice M. Winfrey, Detroit City Clerk

The following petition is herewith referred to you for report and recommendation to the City Council.

In accordance with that body's directive, kindly return the same with your report in duplicate within four (4) weeks.

GENERAL SERVICES DEPARTMENT DPW - CITY ENGINEERING DIVISION
PLANNING AND DEVELOPMENT DEPARTMENT WATER & SEWERAGE DEPARTMENT

1247 *Chandler Park Conservancy, request an encroachment on to Detroit Water and Sewage Department 6 inch water line with a sidewalk and ornamental garden.*



CITY OF DETROIT
GENERAL SERVICES DEPARTMENT

18100 MEYERS ROAD
DETROIT, MICHIGAN 48235
PHONE 313•628•0900 TTY:311
FAX 313•628•1915
WWW.DETROITMI.GOV

1247

August 11, 2016

Honorable City Council,

General Services Department (GSD) on behalf of the Chandler Park Conservancy would like to request an encroachment on to Detroit Water and Sewage Department (DWSD) 6 inch water line with a sidewalk and ornamental garden.

The issue at hand is the new park walkways (encroachment of the concrete over the main) are over the existing 6" waterline.

DWSD needs approval that if the 6" waterline broke, that they could remove the pavement to repair the "broken line" and the replacement of the concrete and pavers would be the responsibility of General Services (Parks and Recreation).

We at GSD agree to replace the concrete and pavers if there is damage done as a result of DWSD making repairs to their system in the above described location.

Attached is the drawing for the above mentioned park and construction.

Thank you for your consideration in this matter.

Respectfully,

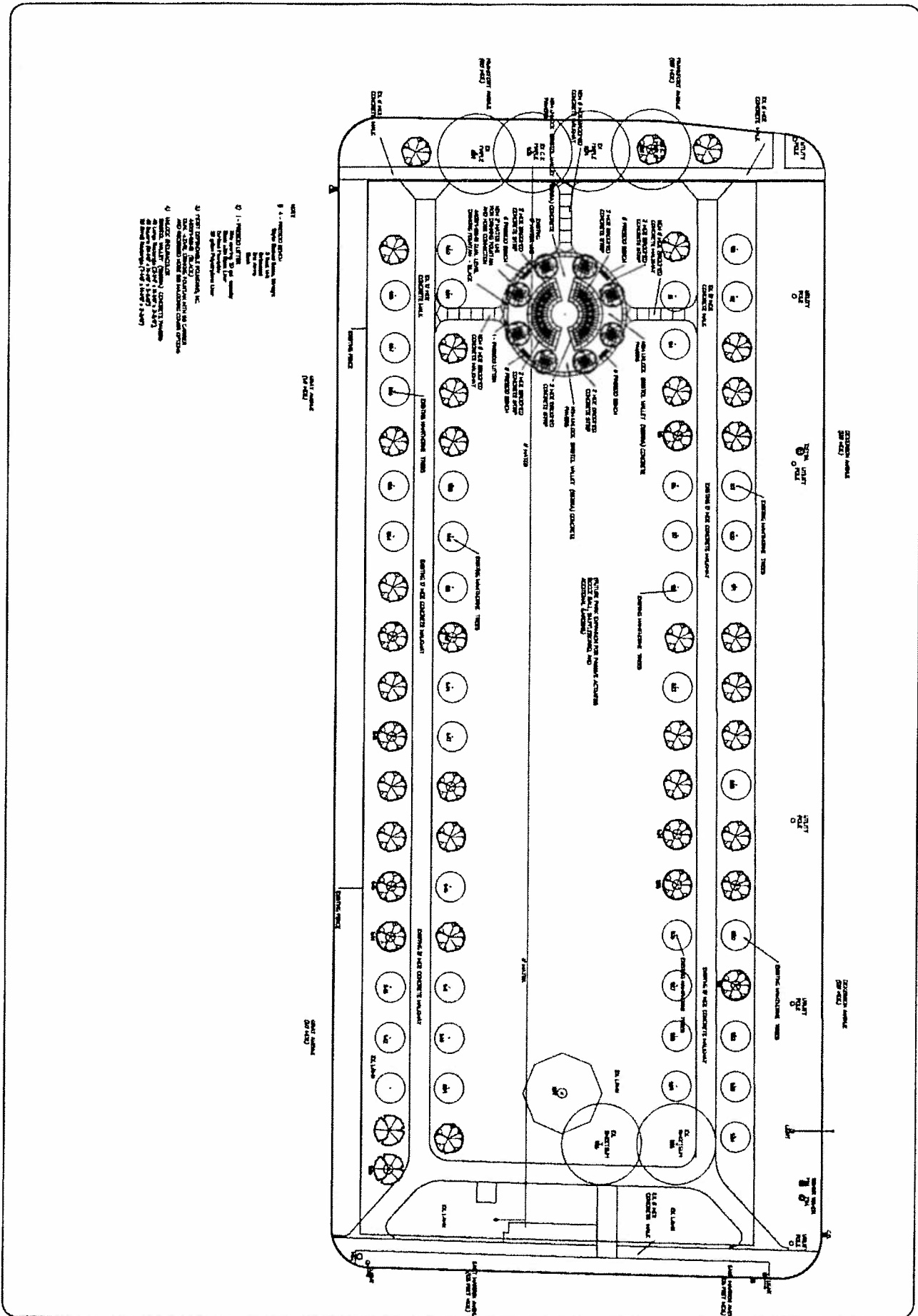
Brad Dick

Director

General Services Detroit

cc: Honorable City Council
City Clerk
Palencia Mobley DWSD
Mohamed Boubali DWSD
Tim Karl LDU

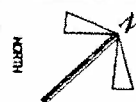
08/12/2016 12:47 PM



CHANDLER PARK FORMAL GARDEN - City of Detroit

DESIGN PLAN

1" = 20'-0" 5/2/2016 PAGE 2



CHANDLER PARK FORMAL GARDEN
DESIGNED BY: [Name]
DATE: 5/2/2016



CITY OF DETROIT
PLANNING AND DEVELOPMENT DEPARTMENT

148

COLEMAN A. YOUNG MUNICIPAL CENTER
2 WOODWARD AVE., SUITE 808
DETROIT, MICHIGAN 48226
PHONE 313•224•1339
WWW.DETROITMI.GOV

August 24, 2016

Detroit City Council
Coleman A. Young Municipal Center
2 Woodward Avenue, Suite 1340
Detroit, Michigan 48226

CITY CLERK 2016 AUG 24 PM 4:15

RE: Petition No. 1249: The Mannik Smith Group on behalf of Marathon Petroleum, requests to vacate an easement previously approved by City Council for a traffic signal. The existing 5' easement is located within at the intersection of Oakwood and Pleasant on the south side of Oakwood. This request is being made because Oakwood has been vacated, is closed to public use and the easement no longer needs to be maintained.

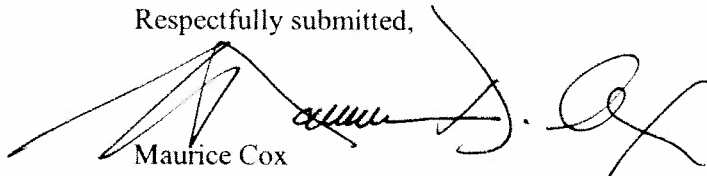
Honorable City Council,

At the request of your Honorable Body, the Planning and Development Department (P&DD) is hereby responding to the above referenced petition.

The Planning and Development Department has reviewed the petition and determined that the Department of Public Works-City Engineering Division has jurisdiction over the vacation of public right-of-ways. City Engineering is the entity required by the City Charter to evaluate the feasibility of Petition No. 1249. The Planning and Development Department, therefore, will defer action on this petition to City Engineering. City Engineering will contact and coordinate the various utility and City agencies' responses, which include a response from the Planning and Development Department. City Engineering will prepare the final recommendation report to City Council.

If additional information is required from our department regarding this matter, please contact Ms. Helen Sharpley of my staff at (313) 224-1700.

Respectfully submitted,



Maurice Cox
Director,
Planning and Development Department

GM:hs

Cc: A. Sabree, Mayor's Office
R. Brundidge, DPW-City Engineering Division
G. Moots, P&DD
H. Sharpley, P&DD
V. Upshaw, H&RD-Director's Office

City of Detroit
OFFICE OF THE CITY CLERK

Janice M. Winfrey
City Clerk

Vivian A. Hudson
Deputy City Clerk

DEPARTMENTAL REFERENCE COMMUNICATION

Tuesday, August 16, 2016

To: The Department or Commission Listed Below

From: Janice M. Winfrey, Detroit City Clerk

The following petition is herewith referred to you for report and recommendation to the City Council.

In accordance with that body's directive, kindly return the same with your report in duplicate within four (4) weeks.

DPW - CITY ENGINEERING DIVISION PLANNING AND DEVELOPMENT DEPARTMENT

1249 *Marathon Petroleum Company, request to vacate an easement previously approved by City Council on July 26, 2011. The easement was for the traffic signal to be installed at the intersection of Oakwood and Pleasant.*



August 12, 2016

The Honorable City Council

Attn: Office of the City Clerk
200 Colman A. Young Municipal Center
2 Woodward Avenue
Detroit, Michigan 48226

Re: Vacation of Easement for Traffic Signal (Previous Petition 789 Passed July 26, 2011)

The Honorable City Council:

On behalf of Marathon Petroleum Company LP, we are petitioning the City of Detroit to vacate an easement previously approved by City Council on July 26, 2011. The easement was for a traffic signal to be installed at the intersection of Oakwood and Pleasant.

The signal has now been removed as there is no need for it due to the vacation of Oakwood approved by City Council on October 28, 2014. The roadway has been closed to public use and therefore there is no need to maintain this easement.

A copy of the City Council Resolution dated July 26, 2011 we are requesting to be vacated is attached.

Respectfully Submitted,

A handwritten signature in black ink that reads "David A. Ryzyi". The signature is written in a cursive, flowing style.

David A. Ryzyi, PE
The Mannik & Smith Group, Inc.

Attachments:

Resolution dated July 26, 2011 for approval of Petition 789

TRUE COPY CERTIFICATE

Form C of D—16-CE

STATE OF MICHIGAN, }
City of Detroit } ss.

CITY CLERK'S OFFICE, DETROIT

I, *Janice M. Winfrey*, City Clerk of the City of Detroit, in said State, do hereby certify that the annexed paper is a TRUE COPY OF RESOLUTION

adopted (passed) by the City Council at session of

July 26 20 11

and approved by Mayor

August 3 20 11

as appears from the Journal of said City Council in the office of the City Clerk of Detroit, aforesaid; that I have compared the same with the original, and the same is a correct transcript therefrom, and of the whole of such original.

In Witness Whereof, I have hereunto set my hand and affixed the corporate seal of said City, at

Detroit, this Ninth

day of December A.D. 20 11

Janice M. Winfrey
CITY CLERK

utility companies have reported no objection to the granting of the easement for the traffic signal project.

I am recommending adoption of the attached resolution.

Respectfully submitted,
RICHARD DOHERTY
City Engineer

City Engineering Division — DPW

By Council Member Jones:

Resolved, That your Honorable Body authorized the acceptance of the following described easement over property owned by Marathon Petroleum Company (MPC), subject to the approval of the Traffic Engineering Division — DPW, City Engineering Division — DPW and any

petition is subject to inspection and approval by City Engineering Division and/or Traffic Engineering — DPW forces. The cost of such inspection shall, at the discretion of City Engineering Division and/or Traffic Engineering — DPW, be borne by the petitioner; and be it further

Provided, This resolution is revocable at the will, whim or caprice of the City Council, and "Marathon Petroleum Company (MPC)" acquires no implied or other privileges here under not expressly stated herein; and further

Provided, That the City Clerk shall within 30 days record a certified copy of this resolution and indemnity agreement with the Wayne County Register of Deeds.

Department of Public Works
City Engineering Division

June 28, 2011

Honorable City Council:

Re: Petition No. 789 — Marathon Petroleum Company (MPC), request the City accept an easement for traffic signal poles on Oakwood and Pleasant Marathon's DHOU Expansion.

Petition No. 789 of "Marathon Petroleum Company (MPC)" requests the Honorable City Council to accept an easement over private land, 5.00 feet wide by 104.26 feet long, for the installation of traffic signal poles and foundations on Oakwood Avenue, 83 feet wide, between Pleasant Avenue, 50 feet wide, and the New York Central Railroad Right-of-way. This request will improve the traffic issues at Marathon's main entrance to its DHOU site.

The Traffic Engineering Division — DPW, approved and recommend that the petitioner/Marathon Petroleum Company (MPC) grant the City of Detroit an easement for the installation of traffic signal poles and foundations. The petition was referred to the City Engineering Division — DPW for investigation and report. This is our report.

All other city departments and private utility companies have reported no objection to the granting of the easement for the traffic signal project.

I am recommending adoption of the attached resolution.

Respectfully submitted,

RICHARD DOHERTY

City Engineer

City Engineering Division — DPW

By Council Member Jones:

Resolved, That your Honorable Body authorized the acceptance of the following described easement over property owned by Marathon Petroleum Company (MPC), subject to the approval of the Traffic Engineering Division — DPW, City Engineering Division — DPW and any

other public or privately owned utility company, if necessary;

Land in the City of Detroit, Wayne County, Michigan being on the Southside of Oakwood Avenue, 83 feet wide, between Pleasant Avenue, 50 feet wide, and the New York Central Railroad Right-of-way being a 5.00 feet wide easement, Part of Private Claim 37, more particularly described as follows: Beginning at a point North 71°46'53" East, 867.53 feet along the South right-of-way line of Oakwood Avenue and from the intersection of the South right-of-way line of Oakwood Avenue and the East right-of-way line of Conrail (a.k.a New York Central R.R.); Thence perpendicular to said South right-of-way line South 18°13'07" East, 5.00 feet; Thence parallel with said South right-of-way line North 71°46'53" East, 104.26 feet; Thence North 18°13'07" West, 5.00 feet to a point on said South right-of-way line of Oakwood Avenue; Thence along said South right-of-way South 71°46'53" West, 104.26 feet to the Point of Beginning;

Provided, That Marathon Petroleum Company (MPC) and their assigned heirs build and/or construct the traffic signal poles and foundations to City Engineering and/or Traffic Engineering Division — DPW standards and specifications; and be it further

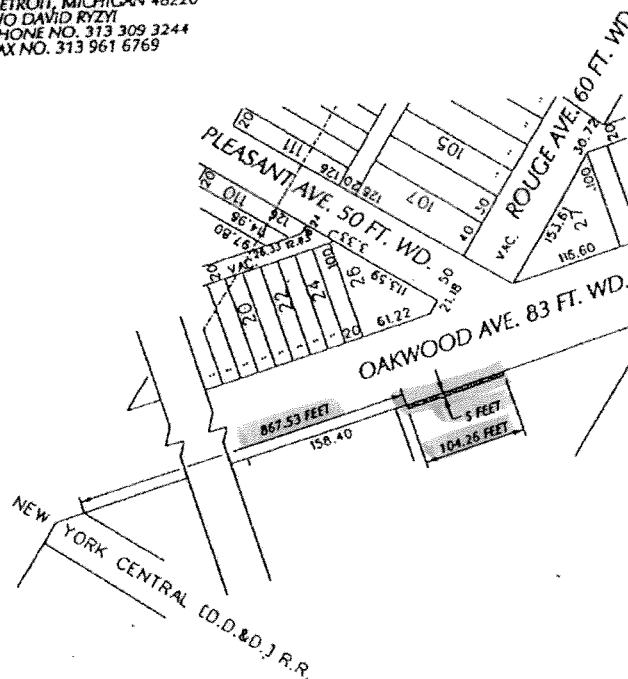
Provided, That the necessary permits shall be obtained from the City Engineering Division — DPW and the Traffic Engineering Division — DPW. The easement area shall be constructed and maintained under their rules and regulations; also in accord with plans submitted to and approved by these departments; and be it further

Provided, That construction under this petition is subject to inspection and approval by City Engineering Division and/or Traffic Engineering — DPW forces. The cost of such inspection shall, at the discretion of City Engineering Division and/or Traffic Engineering — DPW, be borne by the petitioner; and be it further

Provided, This resolution is revocable at the will, whim or caprice of the City Council, and "Marathon Petroleum Company (MPC)" acquires no implied or other privileges here under not expressly stated herein; and further

Provided, That the City Clerk shall within 30 days record a certified copy of this resolution and indemnity agreement with the Wayne County Register of Deeds.

PETITION NO. 789
 MARATHON DHOUP EXPANSION
 MANNIK & SMITH GROUP INC.
 65 CADILLAC SQUARE
 SUITE 2200
 DETROIT, MICHIGAN 48226
 C/O DAVID RYZYI
 PHONE NO. 313 309 3244
 FAX NO. 313 961 6769



AREA OF EASEMENT
 (For Traffic Signal Poles)

FOR OFFICE USE ONLY

CARTO 71 E

REQUEST FOR EASEMENT (For Traffic Signal Poles) 5 FEET BY 104.26 FEET 867.53 FEET EAST OF CONRAIL EAST PL		CITY OF DETROIT CITY ENGINEERING DEPARTMENT SURVEY BUREAU	
APPROVED BY KSM	DATE 2-8-11	JOB NO. 01-01	DRAWING NO. X789.dgn

Adopted as follows:
 Yeas — Council Members Cockrel, Jr.,
 Jenkins, Jones, Kenyatta, Spivey, Tate,
 Watson, and President Pro Tem. Brown — 8.
 Nays — None.

TRUE COPY CERTIFICATE

Form C of D—16-CE

STATE OF MICHIGAN, }
City of Detroit } ss.

CITY CLERK'S OFFICE, DETROIT

I, JANICE M WINFREY, City Clerk of the City of Detroit, in said
State, do hereby certify that the annexed paper is a TRUE COPY OF RESOLUTION

adopted (passed) by the City Council at session of

JULY 26, 2011

and approved by Mayor

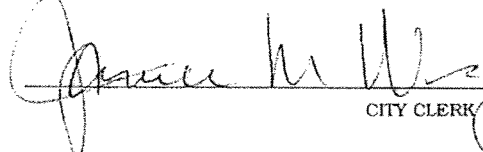
AUGUST 3, 2011

as appears from the Journal of said City Council in the office of the City Clerk of Detroit, aforesaid;
that I have compared the same with the original, and the same is a correct transcript therefrom, and of the
whole of such original.

In Witness Whereof, I have hereunto set my hand
and affixed the corporate seal of said City, at

Detroit, this 30th

day of AUGUST A.D. 2011


CITY CLERK



CITY OF DETROIT
DEPARTMENT OF PUBLIC WORKS
CITY ENGINEERING DIVISION

(51) 127 56
DETROIT
CITY CLERK

65 CADILLAC SQUARE, SUITE 900
DETROIT, MICHIGAN 48226
PHONE 313-224-3949
FAX 313-224-3471
WWW.DETROITMI.GOV

2011 JUL -1 P 3:37

June 28, 2011

Honorable City Council:

RE: Petition No. 789 – Marathon Petroleum Company (MPC), request the City accept an easement for traffic signal poles on Oakwood and Pleasant Marathon's DHOUP Expansion.

Petition No. 789 of "Marathon Petroleum Company (MPC)" request the Honorable City Council to accept an easement over private land, 5.00 feet wide by 104.26 feet long, for the installation of traffic signal poles and foundations on Oakwood Avenue, 83 feet wide, between Pleasant Avenue, 50 feet wide, and the New York Central Railroad Right-of-way. This request will improve the traffic issues at Marathon's main entrance to its DHOUP site.

The Traffic Engineering Division – DPW, approved and recommend that the petitioner/ Marathon Petroleum Company (MPC) grant the City of Detroit an easement for the installation of traffic signal poles and foundations. The petition was referred to the City Engineering Division – DPW for investigation and report. This is our report.

All other city departments and private utility companies have reported no objection to the granting of the easement for the traffic signal project.

I am recommending adoption of the attached resolution.

Respectfully submitted,

Richard Doherty, City Engineer
City Engineering Division – DPW

NRP/

Cc: Ron Brundidge, Director – DPW
Mayor's Office – City Council Liaison

ENTERED JUL 14 2011

autho per 6B

BY COUNCIL MEMBER BS

RESOLVED, That your Honorable Body authorized the acceptance of the following described easement over property owned by Marathon Petroleum Company (MPC), subject to the approval of the Traffic Engineering Division – DPW, City Engineering Division – DPW and any other public or privately owned utility company, if necessary;

Land in the City of Detroit, Wayne County, Michigan being on the Southside of Oakwood Avenue, 83 feet wide, between Pleasant Avenue, 50 feet wide, and the New York Central Railroad Right-of-way being a 5.00 feet wide easement, Part of Private Claim 37, more particularly described as follows: Beginning at a point North $71^{\circ}46'53''$ East, 867.53 feet along the South right-of-way line of Oakwood Avenue and from the intersection of the South right-of-way line of Oakwood Avenue and the East right-of-way line of Conrail (a.k.a. New York Central R.R.); Thence perpendicular to said South right-of-way line South $18^{\circ}13'07''$ East, 5.00 feet; Thence parallel with said South right-of-way line North $71^{\circ}46'53''$ East, 104.26 feet; Thence North $18^{\circ}13'07''$ West, 5.00 feet to a point on said South right-of-way line of Oakwood Avenue; Thence along said South right-of-way South $71^{\circ}46'53''$ West, 104.26 feet to the Point of Beginning;

PROVIDED, That Marathon Petroleum Company (MPC) and their assigned heirs build and/or construct the traffic signal poles and foundations to City Engineering and/or Traffic Engineering Division – DPW standards and specifications; and be it further

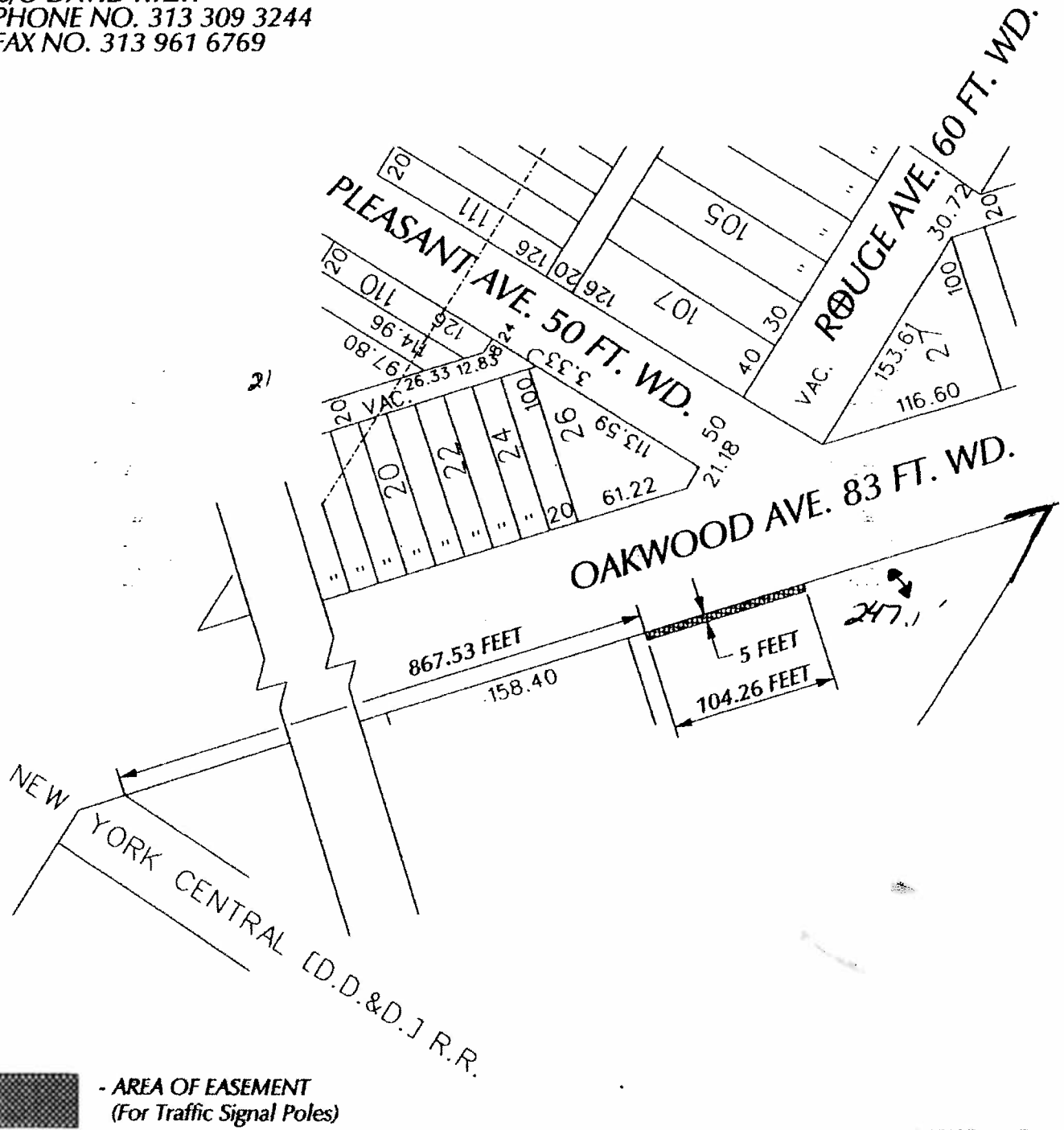
PROVIDED, that the necessary permits shall be obtained from the City Engineering Division – DPW and the Traffic Engineering Division – DPW. The easement area shall be constructed and maintained under their rules and regulations; also in accord with plans submitted to and approved by these departments; and be it further

PROVIDED, that construction under this petition is subject to inspection and approval by City Engineering Division and/or Traffic Engineering – DPW forces. The cost of such inspection shall, at the discretion of City Engineering Division and/or Traffic Engineering – DPW, be borne by the petitioner; and be it further

PROVIDED, this resolution is revocable at the will, whim or caprice of the City Council, and "Marathon Petroleum Company (MPC)" acquires no implied or other privileges here under not expressly stated herein; and further

PROVIDED, That the City Clerk shall within 30 days record a certified copy of this resolution and indemnity agreement with the Wayne County Register of Deeds

PETITION NO. 789
 MARATHON DHOUP EXPANSION
 MANNIK & SMITH GROUP INC.
 65 CADILLAC SQUARE
 SUITE 2200
 DETROIT, MICHIGAN 48226
 C/O DAVID RYZYI
 PHONE NO. 313 309 3244
 FAX NO. 313 961 6769



 - AREA OF EASEMENT
 (For Traffic Signal Poles)

(FOR OFFICE USE ONLY)

CARTO 71 E

B										REQUEST FOR EASEMENT (For Traffic Signal Poles) 5 FEET BY 104.26 FEET 867.53 FEET EAST OF CONRAIL EAST PL		CITY OF DETROIT CITY ENGINEERING DEPARTMENT SURVEY BUREAU	
A												JOB NO. 01-01	
DESCRIPTION		DRWN	CHEK	APPD	DATE	DATE		DATE				DRWG. NO. X789.dgn	
DRAWN BY KSM		CHECKED		APPROVED		DATE 2-8-11		DATE					

ADOPTED AS FOLLOWS:
COUNCIL MEMBERS...

	YEAS	NAYS	YEAS	NAYS
Gary BROWN			√	
Kenneth V. COCKREL, JR			√	
Saunteel JENKINS			√	
Brenda JONES			√	
Kwame KENYATTA			√	
Andre L. SPIVEY			√	
James TATE			√	
Jo Ann WATSON			√	
Charles PRESIDENT PUGH				
* PRESIDENT PRO TEM.	8	0	9	0



CITY OF DETROIT
PLANNING AND DEVELOPMENT DEPARTMENT

149

COLEMAN A. YOUNG MUNICIPAL CENTER
2 WOODWARD AVENUE SUITE 808
DETROIT, MICHIGAN 48226
(313) 224-1339 • TTY: 711
(313) 224-1310
WWW.DETROITMI.GOV

August 4, 2016

Detroit City Council
1340 Coleman A. Young Municipal Center
Detroit, Michigan 48226

**RE: Petition No. 1106 –Great Lakes Burger Restaurant to Establish an Outdoor Café at
18200 W. McNichols**

Honorable City Council:

The above-named petitioner has requested permission for Outdoor Café Service. This service will convene every April 1st through November 30th, for a period of three (3) years from the date of your Honorable Body's approval.

The Department of Public Works/City Engineering Division (DPW/CED), who has jurisdiction over temporary encroachment on City right-of-ways, has approved this request contingent upon the petitioner's compliance with applicable City ordinance related to outdoor café activities, and the remittance of the annual use-permit fee to the Permit Section of the DPW/CED.

The Health Department has approved this petition, subject to the petitioner's strict adherence to the 1999 Food Code, Food Law of 2000 and City Ordinance, Chapter 21. No outdoor grilling is permitted without approval from the Health Department's Food Safety Division.

Approval from the Detroit Police Liquor License Bureau is contingent upon the final action given by the City Council towards the above-referenced petition. Prior approval from the Central District Precinct does not cover serving liquor in outdoor café area until the Detroit Police Liquor License Bureau has given approval.

The Planning & Development Department (P&DD) is not aware of any objections from any other City Agencies involved. It is the recommendation of the P&DD that the petitioner's request be granted, subject to the terms and conditions provided in the attached resolution, and that this service will convene every April 1st through November 30th for a period of three years (3) from the date of your Honorable Body's approval.

Respectfully submitted,

John Saad, P.E.
Engineering Services Coordinator
Planning & Development Department

cc: A. Sabree, Mayor's Office
A. Jemison, HRD
M. Cox, P&DD
R. Brundidge, DPW
R. Doherty, DPW/CED
D. Bell, BSEED



BY COUNCIL MEMBER: _____

RESOLVED, that the Department of Public Works – City Engineering Division (DPW/CED) is hereby authorized and directed to issue a use-permit to Great Lakes Burger Restaurant, Detroit “permittee”, whose address is at **18200 W. McNichols, Detroit, Michigan**, to install and maintain an outdoor café, which will convene every April 1st through November 30th, for a period of three (3) years from the date of your Honorable Body’s approval, contingent upon licensee of such premises obtaining approval of the Michigan Liquor Control Commission, if necessary, and compliance with applicable City Ordinance in connection with outdoor café activities, prior to the issuance of said use-permit; and

PROVIDED, that the café meets the regulations set by the “Outdoor Café Guidelines” as adopted by the City Council and guided by Chapter 58, Section 50-2-8.1 of the City Code; and

PROVIDED, that the petitioner obtains all necessary licenses and permits every year from Departments having jurisdiction over the Outdoor Café process; and

PROVIDED, that the petitioner obtains all necessary permits and Certificate of Occupancy from the Department of Building, Safety, Engineering and Environmental Department (BSEED); and

PROVIDED, that said activities are conducted under the rules and regulations of the Department of Transportation, Department of Public Works and the supervision of the Police Department; and

PROVIDED, that the sale of food and soft drinks is held under the direction and inspection of the Health Department; and

PROVIDED, that the “permittee” remit the required annual fee(s) to DPW/CED for issuance of a use-permit and confirm license of the establishment in compliance with the City Code; and

PROVIDED, that the “permittee”, prior to obtaining said permit, file an indemnity agreement in a form approved by the Law Department, saving and protecting the City of Detroit harmless from any or all claims, damages or expenses that may arise by reason of the issuance of said permit and the faithful performance by the “permittee” of the terms thereof; and in addition, to pay all claims, damages or expenses that may arise out of the maintenance of said encroachments; and

PROVIDED, that the filing of said indemnity agreement for this current year shall be construed as acceptance of this Resolution by the “permittee”; and



PROVIDED, that the permit is revocable at the will, whim and caprice of the City Council; and hereby expressly waives any right to claim damages or compensation for removal of encroachment, and further, that "permittee" acquires no implied or other privileges hereunder not expressly stated herein; and

PROVIDED, that no other rights in the public streets, alley or other public places shall be considered waived by this permission which is granted expressly on the condition that said encroachment shall be removed at the expense of the "permittee" at any time when so directed by City Council, and that the public property so affected shall be restored to a condition satisfactory to the DPW/CED by said "permittee" at its expense; and

PROVIDED, that the permit shall not be assigned or transferred without a written approval of the City Council; and

PROVIDED, that the designated outdoor seating area shall be properly identified through the use of railings in order to regulate and control the serving of liquor within the perimeter of the café; and

PROVIDED, that the outline and location of the outdoor café is not to be different from the site plan approved by the Planning and Development Department and the Department of Public Works; and

PROVIDED, that if any tent, canopy or other enclosure is to be utilized on the subject site, the applicant shall secure prior approval from Building, Safety, Engineering & Environmental Department and the Department of Public Works/City Engineering Division; and

PROVIDED, that the outline and location of outdoor café is not to be different from previously approved site plan by the Historic District Commission; and

PROVIDED, that all railing equipment and fixtures shall be removed from the public right-of-way during the months of non-operation and placed in storage; and

PROVIDED, that a certified copy of this Resolution shall be recorded with the Office of the Register of Deeds for Wayne County at the "permittee's" expense;

Adopted as follows:

Yeas-

Nays-

Janice M. Winfrey
City Clerk

City of Detroit
OFFICE OF THE CITY CLERK

Vivian A. Hudson
Deputy City Clerk

DEPARTMENTAL REFERENCE COMMUNICATION

Monday, April 25, 2016

To: *The Department or Commission Listed Below*

From: *Janice M. Winfrey, Detroit City Clerk*

The following petition is herewith referred to you for report and recommendation to the City Council.

In accordance with that body's directive, kindly return the same with your report in duplicate within four (4) weeks.

PLANNING AND DEVELOPMENT DEPARTMENT

1106 *Great Lakes Burger Bar, request for a seasonal outdoor café located at 2843 E. Grand Blvd, Detroit, MI., 48211.*

#1106

City of Detroit**Planning & Development Department****2 Woodward Avenue, Suite 808****Detroit, MI 48226****313.224.4198****ccoleman@detroitmi.gov****APPLICATION FOR OUTDOOR CAFÉ PERMIT****BUSINESS NAME AND ADDRESS**

Petitioner Information: GREAT LAKES BURGER BAR (313) 693-9916 dmamitchko@hotmail.com
Petitioner's Name Telephone Number Email Address
2843 E. Grand Blvd DET MI 48211
Owner's Address City State Zip

Type of Outdoor Café ☐ ENCLOSED ☒ OPEN
☐ PERMANENT ☒ SEASONAL
DO YOU SERVE ALCOHOL? ☐ YES ☒ NO

Permit fee determined by Department Fee Schedule available on City's website

Sign Here

Property Owner or Business Owner

Date4/15/16

PLAN REVIEW = \$

STREET NAME

ICE PERIMETER, PROVIDE HEIGHT AND MATERIAL

SHOP NAME
ADDRESS

GREAT LAKES
BURGER BAR
YOUR SHOP NAME
AND ADDRESS
18200
W. McNichols
DET. MI 48219

DISTANCE FROM BUILDING
WALL TO BACK OF THE 6"
INTEGRATED CURB
15 ft

SEE DETAIL A FOR ANY OBSTRUCTION

6' MIN

TYPICAL 6" CURB

PATIO AREA

MIN 6"
SEE NOTE 5

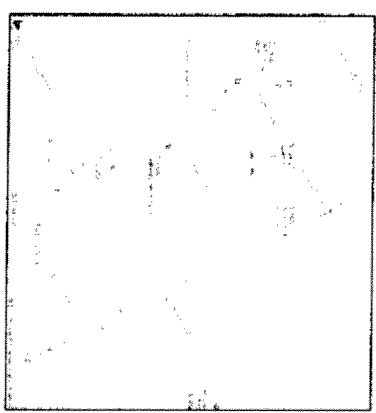
FACE

HOH HOH HOH HOH HOH HOH HOH HOH HOH

ASHTON STREET
STREET NAME

McNichols Street

TABLE 1



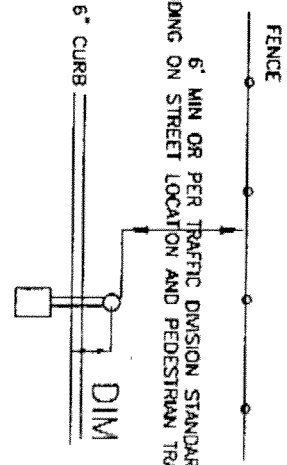
LOCATION MAP
NORTH

6' MIN OR PER TRAFFIC DIVISION STANDARD
DEPENDING ON STREET LOCATION AND PEDESTRIAN TRAFFIC DENSITY

6" CURB

DIM

ENLARGED DETAIL - A
FOR FIXED OBSTRUCTIONS IN THE SIDE WALK
SUCH AS : LIGHT POLE, PARKING METER OR TREE





CITY OF DETROIT
PLANNING AND DEVELOPMENT DEPARTMENT

(150)

COLEMAN A. YOUNG MUNICIPAL CENTER
2 WOODWARD AVENUE SUITE 808
DETROIT, MICHIGAN 48226
(313) 224-1339 • TTY: 711
(313) 224-1310
WWW.DETROITMI.GOV

August 4, 2016

Detroit City Council
1340 Coleman A. Young Municipal Center
Detroit, MI 48226

RE: Planning and Development Department submitting a resolution on behalf of 751 Griswold Detroit, LLC requesting extension of an Obsolete Rehabilitation Exemption Certificate at 751 Griswold, Detroit, MI in accordance with Public Act 146 of 2000. (Petition #118)

Honorable City Council:

On **October 14, 2014**, your Honorable Body approved the above referenced Obsolete Rehabilitation Exemption Certificate.

751 Griswold Detroit, LLC, has informed the Housing & Revitalization Development that due to unavoidable circumstances, the project has been delayed and they would like to request an extension to complete the project by **June 30, 2017**.

We, therefore, request that your Honorable Body adopt the attached resolution, authorizing an extension for completion of the project for the Obsolete Rehabilitation Exemption Certificate **June 30, 2017**.

Respectfully submitted,

John Saad
Manager – Development Division

JS/db

cc: A. Sabree, Mayor's Office
M. Cox, PDD
A. Jemison, HRD
D. Bolton, PDD

2016 AUG 10 10:00 AM



By Council Member _____

WHEREAS, 751 Griswold Detroit, LLC has requested an extension to complete the project by **June 30, 2017**.

WHEREAS, 751 Griswold Detroit, LLC has filed with the City Clerk an Application for an Obsolete Property Rehabilitation Exemption Certificate, under Public Act 146 of 2000 ("the Act") in City of Detroit Obsolete Property Rehabilitation District in the manner and form prescribed by the Michigan State Tax Commission; and

WHEREAS, This City Council is a Qualified Local Governmental Unit as defined by the Act; and

WHEREAS, this City Council on **July 29, 2014** established by Resolution an Obsolete Property Rehabilitation District in the vicinity of **751 Griswold**, Detroit, Michigan, after a Public Hearing held, in accordance with the Act; and

WHEREAS, the taxable value of the property proposed to be exempt plus the aggregate taxable value of property already exempt under the Act and under Public Act 146 of 2000 does not exceed 5% of the total taxable value of property in the City of Detroit; and

WHEREAS, the Applicant is not delinquent in any taxes related to the facility; and

WHEREAS, the Application is for obsolete property as that term is defined in Section 2(h) of the Act, which property is owned by the Applicant; and

WHEREAS, commencement of the rehabilitation of the subject facility did not occur before the establishment of the Obsolete Property Rehabilitation District; and

WHEREAS, the Application relates to a rehabilitation program that when completed constitutes a rehabilitated facility within the meaning of the Act and which is situated within the aforesaid City of Detroit Obsolete Property Rehabilitation District and

WHEREAS, completion of the rehabilitation is calculated to, and will at the time the Certificate is issued, have the reasonable likelihood of increasing and/or retaining employment, increasing commercial activity, revitalizing an urban area, or increasing the number of residents in the community in which the facility is located; and

WHEREAS, the rehabilitation includes improvements aggregating 10% or more of the true cash value of the property at the commencement of the rehabilitation as provided by Section 2 (l) of the Act; and

WHEREAS, this City Council has granted until of **June 30, 2017** for the completion of the rehabilitation; and

WHEREAS, on **October 9, 2014**, in the City Council Committee Room, 13th Floor, Coleman A. Young Municipal Center, Detroit, Michigan, a formal public hearing was held on aforesaid application, at which time the Applicant, the Assessor, the general public, and representatives of the affected taxing units had an opportunity to be heard; and



WHEREAS, notice was given by certified mail to the Detroit Board of Education, the City of Detroit Board of Assessors, the Wayne County Board of Commissioners, Wayne County Community College, the Wayne County Intermediate School District, the Huron-Clinton Metropolitan Authority, the Applicant, and by publication to the general public, informing them of the receipt of the Application, the date and location of the Public Hearing, and the opportunity to be heard;

NOW THEREFORE BE IT

RESOLVED, That it is hereby found and determined that the granting of an Obsolete Property Rehabilitation Exemption Certificate, considered together with the taxable value of Obsolete Property Rehabilitation Exemption Certificates and Industrial Facilities Exemption Certificates if previously granted and currently in force, will not have the effect of substantially impeding the operation of the local governmental unit or impairing the financial soundness of any other taxing unit which levies an ad valorem property tax with the City of Detroit; and be it further

RESOLVED, That it is hereby found and determined that the Applicant has complied with the requirements of the Act; and be it further

RESOLVED, That the application of **751 Griswold Detroit, LLC** for an Obsolete Property Rehabilitation Exemption Certificate, in the City of Detroit Obsolete Property Rehabilitation District is hereby approved for a period of **Twelve (12) years from completion of the facility, with the certificate beginning December 31, 2014 and the certificate expiring December 30, 2028**, in accordance with the provisions of the Act; and be it finally

RESOLVED, That the City Clerk shall forward said application to the Michigan State Tax Commission as provided by the Act; and be it further

RESOLVED, That the rehabilitation of the facility shall be completed no later than **June 30, 2017**, unless an extension of that time period is granted by this City Council, which extension shall be granted if this City Council determines that the rehabilitation of the facility is proceeding in good faith and the proposed extension is reasonable; and be it finally

RESOLVED, That the City of Detroit's Planning and Development Department and City Assessor's Office are hereby authorized to enter into, substantially in the form attached hereto, an Obsolete Property Rehabilitation Exemption Certificate Agreement and attached Summary of Procedures for the purpose of establishing the operating procedures for and implementing the aforesaid Certificates.

Rec'd 6/28/16
DB

Janice M. Watley
City Clerk

City of Detroit
OFFICE OF THE CITY CLERK

Vincent A. Hudson
Deputy City Clerk

June 6, 2016

To: Maurice Cox, Director
Planning and Development Department
Coleman A. Young Municipal Center
2 Woodward Ave. Suite 908
Detroit, MI. 48226

RECEIVED
JUN 07 2016
CITY OF DETROIT
PLANNING & DEVELOPMENT DEPT

Re: Basco

Please find attached AMENDED Obsolete Property Rehabilitation District for 751 Griswold Street, Detroit, MI. 48226. The petitioner is requesting a one year extension of the completion date. **(RELATED TO PETITION #118)**

Respectfully submitted,

Andre Gilbert II, Jr. Asst. City Council Clerk
Office of the City Clerk



RICK SNYDER
GOVERNOR

STATE OF MICHIGAN
DEPARTMENT OF TREASURY
LANSING

R. KEVIN CLINTON
STATE TREASURER

December 29, 2014

Roger Basmajian
751 Griswold Detroit, LLC
23077 Greenfield, Suite 358
Southfield, MI 48075

Dear Sir or Madam:

The State Tax Commission, at their December 16, 2014 meeting, considered and approved your application for an obsolete property rehabilitation project, in accordance with Public Act 146 of 2000, as amended. Enclosed is certificate number 3-14-0024, issued to 751 Griswold Detroit, LLC for the project located at 751 Griswold Street, City of Detroit, Wayne County.

If you have any questions regarding this exemption please contact the Property Services Division at (517) 373-0675.

Sincerely,

A handwritten signature in cursive script, appearing to read "Kelli Sobel".

Kelli Sobel, Executive Director
State Tax Commission

Enclosure
By Certified Mail
cc: Gary L. Evanko, Assessor, City of Detroit
Clerk, City of Detroit



Obsolete Property Rehabilitation Exemption Certificate

Certificate No. 3-14-0024

Pursuant to the provisions of Public Act 146 of 2000, as amended, the State Tax Commission hereby issues an Obsolete Property Rehabilitation Exemption Certificate for the commercial property, as described in the approved application, owned by **751 Griswold Detroit, LLC**, and located at **751 Griswold Street, City of Detroit, County of Wayne**, Michigan.

This certificate provides the authority for the assessor to exempt the commercial property for which this Obsolete Property Rehabilitation Exemption Certificate is in effect, but not the land on which the rehabilitated facility is located or the personal property, from ad valorem taxation. This certificate further provides the authority to levy a specific tax known as the Obsolete Property Rehabilitation tax.

This certificate, unless revoked as provided by Public Act 146 of 2000, as amended, shall remain in force for a period of **12 year(s)**;

Beginning December 31, 2014, and ending December 30, 2028.

The real property investment amount for this obsolete facility is **\$2,400,000**.

The taxable value of the real property related to this certificate is **\$140,634**.

The State Treasurer **has not** excluded local school operating or state education tax levied from the specific Obsolete Property Rehabilitation.

This Obsolete Property Rehabilitation Exemption Certificate is issued on **December 16, 2014**.



Douglas B. Roberts, Chairperson
State Tax Commission

A TRUE COPY
ATTEST:

Heather Cole
Michigan Department of Treasury



751 Griswold Detroit, LLC
607 Shelby Street, Suite 500
Detroit, Michigan 48226

May 20, 2016

Detroit City Council
Coleman A. Young Municipal Center
2 Woodward Ave Suite 1340
Detroit, MI 4826

RE: Request for an Amendment to Petition #118 the Obsolete Property Rehabilitation Act Agreement at 751 Griswold Street, Detroit, MI 48226

Honorable City Council:

Please accept this letter as a request to amend the Obsolete Property Rehabilitation Act (OPRA) Agreement, Petition #118 for the property located at 751 Griswold Street, Detroit, Michigan 48226, referred to herein as the "Property". Petition #118 was executed on October 6, 2014 and is included as Attachment A.

The Property, formerly known as the First State Bank Building is located at the southwestern corner of Griswold Street and West Lafayette Boulevard. The building was originally constructed in 1924 and had been vacant since 1999. The Property is located within the Detroit Financial District which is designated as a historic district on the National Register of Historic Places.

The property was non-operational and had been vacant for almost 15 years. The building required/requires upgrades and replacements of the existing mechanical systems, fire suppression, elevators, plumbing, electrical, and roofing. In addition, complete upgrades are necessary to interior spaces to prepare it for new tenants intended uses. The cost of the rehabilitation required debt and equity financing from various sources along with the agreed upon eligible incentives. This historic restoration has begun to restore some of Detroit's architectural history it has been working so hard to regain.

Due to the heavy financial investment required to repurpose and rehabilitate the Property, an exemption certificate was requested and approved under PA 146, OPRA. The proposed rehabilitation would not be undertaken without receipt of the exemption certificate.

The original renovation plan included a restaurant on the first floor with use of the basement and mezzanine space. The 2nd, 3rd, and 4th floors were planned for office tenants. However, as the project has progressed, the restaurant tenant is no longer a viable option. A new retail tenant has executed a lease for the entire building, including a first floor/mezzanine show room and upper level offices. The new tenant has resulted in additional time required for planning, architecture, design and construction activities. Additionally, complete re-engineering and replacement of the building's mechanical system was needed to meet the retail tenant's needs.

In addition, re-construction and stabilization of the sidewalks surrounding the property were required by the City of Detroit, which was not accounted for within the original timelines of the project. During the start of construction the City determined the existing public sidewalks to be structurally unsound, which required a full tear out and re-build of the infrastructure.

The windows on the building required replacement to improve building efficiency. As a result to meet State Historic Preservation Office (SHPO) standards, restoration and creation of original

AMENDED

architectural elements surrounding the new windows were required and extended the construction schedule.

We are requesting a one year extension of the completion date, listed in the OPRA Agreement, in Section 1.a. as June 2016 to June 2017 (Attachment A). This extension is required due to several additional requirements that occurred after the Agreement execution date. These additional requirements, as described above, include (1) new tenant required buildout specifications and mechanical engineering above and beyond what was needed for the original tenant, (2) rebuilding of the sidewalks due to a determination made by the City of being structurally unsound and (3) replacement of windows resulting in additional restoration and construction of architectural elements to meet SHPO standards.

We sincerely appreciate your consideration and diligence associated with this request. Please feel free to contact me should you have any questions.

Respectfully Submitted,



Roger Basmajian
Basco

Attachments

Attachment A: Executed Agreement, Petition #118

Attachment B: Approved OPRA Application

cc: K. Bridges, DEGC
D. Bolton, PDD

**OBSELETE PROPERTY REHABILITATION EXEMPTION CERTIFICATE
AGREEMENT**

THIS AGREEMENT ("Agreement"), by and between the City of Detroit, a Michigan municipal corporation, acting by and through its Planning and Development Department ("City") with an office at 65 Cadillac Square, Suite 2300, Detroit, MI 48226 and **751 Griswold Detroit, LLC** ("Applicant") with an office at **23077 Greenfield, Suite 358, Southfield, Michigan 48075** is made this 6th day of October, 2014.

WITNESSETH:

WHEREAS, 2000 PA 146, also known as the Obsolete Property Rehabilitation Act ("Act"), (1) provides for the establishment of obsolete property rehabilitation districts by local governmental units under certain criteria, (2) provides for the exemption from certain taxes for obsolete property owners that qualify, and (3) allows local governmental units to levy and collect specific taxes upon qualified owners of certain property, among other provisions; and

WHEREAS, it is the policy of the City to grant tax exemptions allowable under the Act to encourage rehabilitation of obsolete property that will facilitate redevelopment, remove blighted conditions and expand the tax base for the City of Detroit; and

WHEREAS, the Applicant has submitted an Application for Obsolete Property Rehabilitation Exemption Certificate ("Application") for the City's consideration for property located at **751 Griswold Street, Detroit, Michigan 48226** ("Property"). A copy of the Application is attached hereto as Exhibit A and made a part hereof; and

WHEREAS, the City has previously approved an obsolete property rehabilitation district pursuant to the Act of which district the Property is located; and

WHEREAS, the Applicant shall complete a Rehabilitation of the Property and the Applicant shall hire or retain a certain amount of full time employees during the term of the OPREC; and

WHEREAS, the City has approved the Application by resolution granting the Obsolete Property Rehabilitation Exemption Certificate ("OPREC"), pending approval also by the Michigan State Tax Commission. A copy of the City resolution granting the OPREC is attached hereto as Exhibit B and made a part hereof; and

NOW, THEREFORE, to encourage approval of an OPREC and in recognition of the investments the City will make toward the economic growth of the Applicant, which in turn will benefit the City, the parties hereby agree as follows:

1. General.
 - a. The Applicant will complete the Property "Rehabilitation" as defined in the Act and as set forth in the Application by June, 2016.

- b. The Applicant will take action to recruit and hire City of Detroit residents in accordance with specified targets as set forth in a City of Detroit Resident Employment Plan ("Employment Plan") submitted by the Applicant to the City and approved by the Human Rights Department. The Employment Plan may be updated or modified throughout the term of this Agreement with approval from the Human Rights Department.
- c. This Agreement shall become effective upon approval by the Michigan State Tax Commission of an OPREC covering the Property. Unless earlier revoked as provided in Section 12 of the Act, being MCL 125.2792, or this Agreement, the OPREC term and the term of this Agreement shall be for a period of twelve (12) years from the Michigan State Tax Commission's approval of the OPREC.
- d. The Applicant will be required to establish at least eighty one (81) full time employees at the Property within two years of the effective date of the Agreement.
- e. For purposes of this Agreement, a "full-time employee" shall include a person: 1) who is employed by the Applicant or its affiliates on a salary, wage, commission, or other basis, for a minimum period of forty (40) hours a week and 2) from whose compensation the Applicant or its affiliates, including a staffing agency, are required by law to withhold City of Detroit income taxes.

2. Applicant Representations

In compliance with the Act and intending to induce the City to grant an OPREC to the Applicant, the Applicant represents that:

- a. The Applicant is the owner of the Property at the time of the Application.
- b. The Property is an "Obsolete Property" as defined under the Act.
- c. The Property will not include property to be used as a professional sports stadium.
- d. The Property will not include property to be used, owned or operated by a casino or affiliated company as defined in the Act.
- e. The project would not have been considered without an OPREC.
- f. Rehabilitation of the Property was not started prior to establishment of the obsolete property rehabilitation district for which the Property sits.
- g. There are no delinquent taxes owed on the Property.
- h. The Applicant will pay any applicable taxes on the Property as they become due.
- i. The Rehabilitation and operation of the Property is in compliance with the City of Detroit Zoning Ordinance and Master Plan.